

Baltimore City Draft Landscape Manual

Overview for the Mount Vernon Master Plan Open Space and Transportation & Parking Committees

April 18, 2012

Landscape Manual Goals

- Improve environmental quality
- Enhance sense of place
- Foster economic vitality
- Provide a clear review process
- Promote landscape health and maintenance

Landscape Manual Process

- Draft 1.0 of Landscape Manual developed with feedback from City agencies and Landscape Manual Advisory Committee
- Draft 1.0 Comment Period: March 9 – April 25, 2011; Presentation: March 23, 2011
- Draft 2.0 of Landscape Manual developed to incorporate comments from Draft 1.0 and included changes to better coordinate the manual with the Zoning Code text
- Draft 2.0 Comment Period: Sept. 16, 2011 – January 6, 2012; Presentation: December 12, 2011
- Currently incorporating comments from Draft 2.0 into final Landscape Manual to accompany Zoning Code adoption process

Landscape Manual Applicability, Review, and Enforcement

- Applicability
 - 5,000 sq. ft. or more of site disturbance
 - Projects requiring Site Plan Review Committee approval
 - Does not apply to individual residences, interior renovation projects, parking lot resurfacing, etc.
- Overlapping Regulations
 - Including Stormwater Management Regulations, Forest Conservation, Critical Areas, Green Building Standards, adopted streetscape guidelines

Requirements & Standards

- Plant quantities based on Planting Units (PU) to allow for flexibility
- Species diversity and the use of native species is encouraged, while recognizing that urban conditions may necessitate species well adapted to urban conditions such as drought and soil compaction
- Desire for balance between screening undesirable views and maintaining visibility and sense of safety

Project Site Conditions

- Proposed site conditions determine which “Conditions” identified in the landscape manual must be met for a particular project
- Project Site Conditions include:
 - Preservation of Existing Trees
 - Stormwater Management Facilities
 - Existing & Proposed Slopes
 - Open Spaces & Plazas
 - Waterfront Promenade
 - Street Frontage & Streetscape
 - Screening - for uses including: Parking Lots & Parking Structures, Outdoor Sales & Display, Service Lanes & Drive-Thrus, Storage & Loading Areas, Mechanical Equipment & Antennas, Automotive Uses, Wireless Telecommunication Facilities, Industrial Uses Adjacent to Non-industrial Uses
 - Historic Structures & Landscapes

Appendices

Contains resources helpful for preparing landscape plan submissions:

- Glossary – definitions of terms used
- Landscape Plan Requirements – checklists for plan submissions
- Guidelines for Screening
- Recommended & Prohibited Plants
- Planting Standards – guidelines for design and installation, includes standards for tree pits
- Soil Standards
- Maintenance and Irrigation
- Landscape Certifications – required for plan submissions
- Existing Regulations, Approved Plans, and Reference Sources
- Sustainable Landscape Resources

Landscape Manual Guidelines for Streetscapes

- Adequate sidewalk widths must be maintained
- Minimum tree pit area – 48 square feet with 4’ minimum width (larger dimensions and continuous tree planting areas are encouraged where feasible)
- Tree pits that allow for stormwater infiltration are encouraged
- Tree grates are discouraged; pervious pavement over tree pits is permitted in areas with heavy pedestrian traffic
- Raised edges such as curbs are discouraged; where protection of tree pits is desired, tree pit guards (such as low picket fencing) are allowed